

TOWN OF WELLESLEY



**WARRANT  
for the  
ANNUAL TOWN MEETING**

ELECTION – March 3, 2015  
BUSINESS MEETING – March 30, 2015

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)  
February 11, 2015, 6:45 P.M. at Town Hall

PLANNING BOARD PUBLIC HEARING (WARRANT ARTICLES)  
February 17, 2015, 7:40 P.M. at Town Hall

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Commonwealth of Massachusetts  
Norfolk, ss.

To any Constable of the Town of Wellesley in the County of Norfolk,

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify and warn the qualified Town Meeting Members of said Town of Wellesley to meet in the

**Wellesley Middle School Auditorium  
50 Kingsbury Street  
Monday, March 30, 2015**

at 7:30 P.M., at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 202 of the Acts of 1932, as amended and subject to referendum provided thereby:

**ARTICLE 1.** To choose a Moderator to preside over said meeting and to receive and act on the reports of Town officers, boards and committees, including the Annual Town Report, the Report to this Town Meeting of the Advisory Committee, and the Report of the Community Preservation Committee, and to discharge presently authorized special committees, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 2.** To receive the Reports of the Board of Selectmen on the Town-Wide Financial Plan and Five-Year Capital Budget Program in accordance with Sections 19.5.2 and 19.16 of the Town Bylaws, or to take any other action in relation thereto.

**(Board of Selectmen)**

**APPROPRIATIONS – OPERATING AND OUTLAY**

**ARTICLE 3.** To see if the Town will vote to take action on certain articles set forth in this warrant by a single vote, pursuant to a consent agenda, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 4.** To see if the Town will vote to amend ARTICLE 31 of the Town Bylaws by making changes to the appendix to the Classification and Salary Plans established under Sections 31.1 and 31.6 respectively, which constitutes part of said Bylaws, relating to the establishment of new classifications, reclassifications of current positions, and the deletion of classifications; or to take any other action in relation thereto.

**(Human Resources Board)**

**ARTICLE 5.** To see if the Town will vote to amend ARTICLE 31 of the Town Bylaws by making changes to Schedule A, entitled “Job Classifications by Groups,” and Schedule B, entitled “Salary Plan – Pay Schedule,” copies of which are available for inspection at the Human Resources Department, and to authorize the Town to raise and appropriate, transfer from available funds, or borrow a sum of money for the purposes of complying with said Schedule B, as so amended, or to take any other action in relation thereto.

**(Human Resources Board)**

**ARTICLE 6.** To see if the Town will vote to fix the salary and compensation of the Town Clerk, as provided by Section 108 of Chapter 41 of the General Laws, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 7.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement or reduce appropriations approved by the 2014 Annual Town Meeting, or to take any other action in relation thereto.

**(Board of Selectmen)**

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**ARTICLE 8.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for the following:

- 1) The operation and expenses of the several Town departments, including capital outlay, maturing debt and interest, and the provision of a Reserve Fund;
- 2) Extraordinary maintenance, special capital projects and other capital outlay items for the several Town departments;
- 3) Such purposes as may be voted contingent upon passage by the voters of referendum questions as authorized by Section 21c(g) of Chapter 59 of the General Laws,

and further to authorize the Board of Assessors to use any monies paid to the Town from the Wellesley Municipal Light Plant as an estimated receipt when computing the Fiscal Year 2016 Tax Rate, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 9.** To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the Stabilization Fund in accordance with the provisions of Section 5B of Chapter 40 of the General Laws, for the Fiscal Year beginning July 1, 2015, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 10.** To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the special purpose municipal stabilization fund for unanticipated future claims for personal injury and medical and other expenses incurred by on-duty members of the Police and Fire Departments established by Motion 1 of Article 5 of the December 9, 2013 Special Town Meeting, in accordance with the provisions of Section 5B of Chapter 40 of the General Laws, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 11.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Municipal Light Board for purposes of operating and managing the Municipal Light Plant, or to take any other action in relation thereto.

**(Municipal Light Board)**

**ARTICLE 12.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works for the purposes of managing the Water Program, or to take any other action in relation thereto.

**(Board of Public Works)**

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**ARTICLE 13.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works for the purposes of managing the Sewer Program, or to take any other action in relation thereto.

**(Board of Public Works)**

**ARTICLE 14.** To see if the Town will vote to authorize one or more revolving funds for the purpose of funding the activities of certain departments of the Town, in accordance with Section 53E1/2 of Chapter 44 of the General Laws, or to take any other action in relation thereto.

**(Board of Selectmen)**

#### **APPROPRIATIONS – SPECIAL CAPITAL PROJECTS**

**ARTICLE 15.** To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2016 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2016 Community Preservation Fund annual revenues and reserves, sums of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year beginning July 1, 2015, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, or to take any other action in relation thereto.

**(Community Preservation Committee)**

**ARTICLE 16.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee, for architectural and engineering plans, specifications and other services, in connection with the renovation of the Preschool at Wellesley Schools (P.A.W.S.), located at 63 Hastings Street; for the reconstruction, remodeling, or expansion of the P.A.W.S. to accommodate the classroom and administrative needs of the School Department and other educational needs of the Town, including the necessary site work, construction, reconstruction, remodeling, rehabilitation or modernization of the P.A.W.S.; and for other services in connection therewith, or to take any other action in relation thereto.

**(School Committee)**

**ARTICLE 17.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee, for architectural and engineering plans, specifications and other services, in connection with the provision of security throughout the Wellesley Public School District, including any necessary site work, construction, reconstruction, remodeling, rehabilitation or modernization of School District buildings and structures; and for other services in connection therewith, or to take any other action in relation thereto.

**(School Committee)**

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**ARTICLE 18** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be added to the amounts previously authorized under Motion 1 of Article 7 of the December 9, 2013 Special Town Meeting, to be expended under the direction of the School Facilities Committee, for conceptual planning work associated with the renovation, reconstruction, addition, consolidation or replacement of the Hardy, Hunnewell and Upham Elementary Schools, including the costs of engineering and architectural design services, and the preparation of bid documents, or to take any other action in relation thereto.

**(Board of Selectmen/School Committee)**

**ARTICLE 19.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be added to the amounts previously authorized under Motion 3 of Article 20 of the 2009 Annual Town Meeting, Motion 1 of Article 18 of the 2013 Annual Town Meeting and Motion 1 of Article 2 of the December 9, 2013 Special Town Meeting, to be expended under the direction of the Permanent Building Committee, for architectural and engineering plans, specifications and other services in connection with the construction, reconstruction, remodeling, rehabilitation and/or design of the Tolles-Parsons Center (senior center) to be located at 494-496 Washington Street and for associated vehicular parking, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 20.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Selectmen, for the acquisition or general management of a parcel of land located at 156 Weston Road, Wellesley, shown as Parcel No. 5 on Assessor's Map No. 149, commonly referred to as the "North 40", consisting of approximately 46 acres more or less, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 21.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works, to defray the costs of water system improvements, including construction, engineering, procurement, permitting, inspection and contract administration for the replacement or retrofitting of water meters to allow off-site meter reading, and for any other equipment or services connected therewith, or to take any other action in relation thereto.

**(Board of Public Works)**

**ARTICLE 22.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works, for the purposes of water and sewerline rehabilitation, and for any necessary equipment or services connected therewith, or to take any other action in relation thereto.

**(Board of Public Works)**



## AUTHORIZATIONS

**ARTICLE 23.** To see if the Town will vote to grant, accept and/or abandon one or more easements, including but not limited to utility and drainage easements, the locations of which are available for inspection at the Town Clerk's office, or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 24.** To see if the Town will vote to transfer to the Wellesley Housing Development Corporation the sum of \$96,897, or any other sum of money, now held by the Town pursuant to the action of the Planning Board, on November 9, 2009, and deposited by GB New England 2, LLC, the developer of 984, 990 and 990R Worcester Street, for the purposes of satisfying its obligation to provide a fractional unit of affordable housing as part of such development, or to take any action in relation thereto.

(Board of Selectmen)

**ARTICLE 25.** To see if the Town will vote to extend the life of the Town Government Study Committee II to the 2016 Annual Town Meeting, to continue its charge as set forth in Article 30 of the Warrant for the 2014 Annual Town Meeting; additionally to charge it to review the Town Bylaws for technical and other changes; to hold public hearings on recommendations it has; and to see what sum of money the Town will appropriate for such Committee; or take any other action in relation thereto.

(Town Government Study Committee)

**ARTICLE 26.** To see if the Town will vote to authorize the Board of Selectmen to enter into one or more leases of privately owned office space within the Town of Wellesley for the Facilities Maintenance Department, and further, to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Selectmen, for rental payments and fees associated with such leases, or to take any other action in relation thereto.

(Board of Selectmen)

## ZONING BYLAW: AMENDMENTS

**ARTICLE 27.** To see if the Town will vote to re-codify the Preamble of the Zoning Bylaw as Section 1., *General Provisions*, and to amend the Zoning Bylaw by deleting Section XXVI., *Adoption/Amendment Procedures*, Section XXVII., *Existing Bylaws Not Repealed*, and Section XXVIII., *Invalidity*, and incorporate those sections within re-codified Section 1., *General Provisions*, or to take any other action in relation thereto.

(Planning Board)

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**ARTICLE 28.** To see if the Town will vote to re-codify and restructure Section IA., *Definitions*, of the Zoning Bylaw as Section 1A., *Definitions*, and to amend the section by adding, deleting and/or revising provisions for the use and meaning of certain terms and constructions, and to further amend the Zoning Bylaw by updating references throughout from Section IA. to Section 1A, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 29.** To see if the Town will vote to re-codify Section I., *Establishment of Districts*, of the Zoning Bylaw as Section 1B., *Establishment of Districts & Zoning Map*, and to amend the section by clarifying the classification of general and overlay zoning districts, and to further amend the section by adding provisions addressing the zoning of properties divided by two (2) or more zoning district boundaries, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 30.** To see if the Town will vote to amend Section II., *Single Residence Districts*, of the Zoning Bylaw to clarify that Single Residence Area Districts function as separate zoning districts, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 31.** To see if the Town will vote to amend the Zoning Bylaw to authorize outdoor dining in connection with Restaurant Uses, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 32.** To see if the Town will vote to amend the Zoning Bylaw to establish regulations for the location of driveways on residential properties, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 33.** To see if the Town will vote to amend the Zoning Bylaw to modify regulations pertaining to window signs, or to take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 34.** To see if the Town will vote to amend the Zoning Bylaw to provide for the allowance and/or exemption of certain historical information signs, or to take any other action in relation thereto.

**(Planning Board)**

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## **TOWN BYLAW: AMENDMENTS**

**ARTICLE 35.** To see if the Town will vote to increase the fees to be charged for (1) certain license applications, (2) certain licenses to be issued, and (3) fines for violations of certain licenses, and to amend the Town Bylaws as necessary in this respect, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 36.** To see if the Town will vote to establish and designate the Standish Road Neighborhood Conservation District, by amending Article 46A. Neighborhood Conservation Districts of the Town Bylaws, the location of said district being available for inspection at the Planning Office, and further, to amend the Town Bylaws by inserting a new Article therein, to be entitled "Article 46C. Standish Road Neighborhood Conservation District", or to take any other action in relation thereto.

**(Historical Commission)**

## **GENERAL**

**ARTICLE 37.** To see if the Town will vote to rescind any authorized and unissued loans, including those identified in the list available for inspection at the offices of the Board of Selectmen and Town Clerk, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 38.** To see if the Town will vote, as authorized by Section 9 of Chapter 258 of the General Laws, to indemnify Town Board members, officers, officials and employees from personal financial loss, all damages and expenses, including legal fees and costs, if any, in an amount not to exceed \$1,000,000, arising out of any claim, action, award, compromise, settlement or judgment by reason of an intentional tort, or by reason of any act or omission that constitutes a violation of the civil rights of any person under any federal or state law, if such employee or official, at the time of such intentional tort or such act or omission, was acting within the scope of his official duties or employment, and to raise and appropriate, transfer from available funds, or borrow a sum of money therefor, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 39.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for expenses incurred by Town Departments prior to July 1, 2014, or to take any other action in relation thereto.

**(Board of Selectmen)**

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**ARTICLE 40.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Selectmen, for the purpose of paying expenses related to the settlement of claims, actions and proceedings against the Town, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 41.** To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000, on such terms as it may deem advisable, or to take any other action in relation thereto.

**(Board of Selectmen)**

**ARTICLE 42.** To see if the Town will vote to authorize the Board of Selectmen to appoint one or more of its members as a fire engineer, or to take any other action in relation thereto.

**(Board of Selectmen)**

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And you are directed to serve this Warrant by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant to be posted to the Town of Wellesley website ([www.wellesleyma.gov](http://www.wellesleyma.gov)) at least seven days before the date on which the meeting is to be held.

Hereof fail not and make due return of this Warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

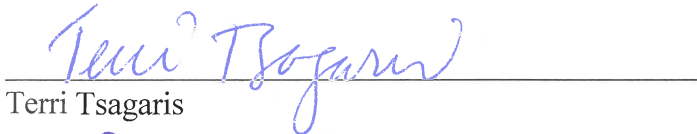
Given under our hands this 5<sup>th</sup> of February 2015.



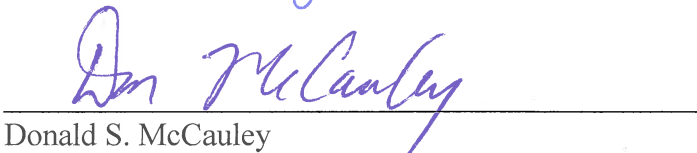
Barbara D. Searle, Chairman



Ellen F. Gibbs



Terri Tsagaris



Donald S. McCauley



David L. Murphy

A true copy, 

Attest: Constable, Town of Wellesley

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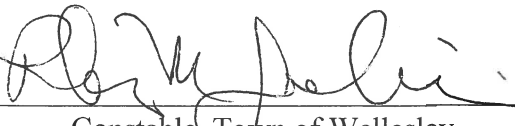
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COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA February 6, 2015

I have this date caused the within warrant to be served by posting two copies in two conspicuous places in the Town, i.e., the Town Hall and Wellesley Square, and causing the warrant to be posted to the Town of Wellesley website.

  
\_\_\_\_\_  
Constable, Town of Wellesley

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